



December 31, 1997

The Honorable Dennis W. Archer, Mayor  
City of Detroit  
Executive Office  
1126 City-County Building  
Detroit, MI 48226

Dear Mayor Archer:

We are pleased and proud to present to you the Cluster 8 Community Reinvestment Strategy (CRS) Final Report. This report is presented on behalf of the entire cluster board and all stakeholders of Cluster 8.

CRS has given the people in Detroit's neighborhoods the opportunity to voice opinions, identify their community's assets, address barriers affecting investment in neighborhoods and develop recommendations that they believe offer the most potential for improving the future development of our community as a place to live and do business.

This report and our approved recommendations are the culmination of the hard work and dedication of a diverse group of volunteers who came together to work toward this common goal. We believe that the efforts of everyone involved have been well worth the time, patience and understanding required to accomplish our mission. We are truly excited at the possibility of bringing Cluster 8 to the attention of our city and region as a whole.

Mr. Mayor, we would also like to express our pride that you have reconsidered continuing the Cluster Boards in some capacity. We accept this decision as further evidence of your commitment to Detroit's neighborhoods.

We anxiously await your review of our report and look forward to hearing from you about next steps for our cluster. We are eager to begin working with you on implementation of our recommendations.

Please accept our wishes for a wonderful and blessed holiday season for you and your family

Sincerely,

Mary A. Koch, Chair  
Cluster 8 Board

Wayne Wilkins, Co-Chair  
Cluster 8 Board



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## INTRODUCTION

Many Detroiters will recall the commitment to the revitalization of the City of Detroit made by mayoral candidate Dennis W. Archer in 1993, in which he outlined the need to target activities for both the downtown and the neighborhoods of Detroit.

Soon after election into office, Mayor Archer established the 1994 Detroit Land Use Task Force. After their four-month deadline, the Detroit Land Use Task Force published a report titled: "A Framework for Action: A Report for Community Discussion." The report provided a general vision of possible land development and overall reinvestment opportunities that could be considered in Detroit's land use planning and development process and practices.

Through a series of Detroit community forums in 1994 and 1995, the Task Force noted that feedback focused on the need to continue the land use planning process, and in doing that, the Task Force recognized the importance of the following:

- involvement of both Detroit public and private planning professionals and the local community leaders in translating the Land Use Task Force report's general guidelines into specific policies for land use in each community area;
- recognition of the value of preserving and building on Detroit's heritage by adopting a common sense approach to land use that balances historic, social, cultural, and economic values and considerations;
- assurance that existing residential, commercial, recreational, and institutional uses are reinforced through land use policies that protect and enhance viable existing uses and jobs wherever possible, and;
- balance of the need to protect public health and safety with the need to facilitate, on an economically realistic basis, the reuse of contaminated sites.

After receiving both this input and that of the City of Detroit Planning and Development Department, the Land Use Task Force recommended that the City of Detroit Planning and Development Department lead a process, which has become the City of Detroit Community Reinvestment Strategy (CRS).

Based on the Land Use Task Force report, the City of Detroit Community Reinvestment Strategy was designed in the fall of 1996 by an ad-hoc committee of twenty local neighborhood and community leaders. The CRS Ad-Hoc Process Design Committee, in four months, designed the CRS structure to continue the process of making reality out of the general guidelines, goals, and objectives begun in the Land Use Task Force report. A



specific Community Reinvestment Strategy was developed for each of the neighborhood planning areas of the city, now known as Neighborhood Cluster Planning Sectors (or “Neighborhood Clusters”). (See Cluster Map on page 9.) The CRS process was designed to identify the assets, strengths, land use and other reinvestment opportunities for individual neighborhoods in Detroit, and to recommend both neighborhood-level and city-wide reinvestment priorities for the next five to ten years.

The City of Detroit Community Reinvestment Strategy has sought to involve local community leadership as an integral part of the process, to incorporate, to the maximum extent available, planning already undertaken by community organizations in the city, and to build a foundation of reinvestment recommendations, such as the designation of specific areas in each Neighborhood Cluster for site clearance, residential rehabilitation, new residential, institutional, industrial, entertainment and open space uses as well as for community/retail service centers.

The objectives of the Community Reinvestment Strategy have been to:

1. identify and prioritize opportunities for reinvestment that offer the most potential for improving the neighborhood, community and city as a place to live and do business;
2. identify existing barriers to reinvestment and recommend investment activities and locations specified for maximum effectiveness in the community; and
3. develop a common community planning database that can be used to attract investments, support project planning, and enhance community decision-making.

The Neighborhood Cluster Community Reinvestment Report is a summary of information collected from a variety of sources. The process began by connecting information gaps, by bringing together existing community information from U.S. Census data with planning information created by neighborhood and community development organizations. The CRS process then provided a way to update and enhance the existing community information by involving the community to lead building condition surveys and focus groups, as well as community visioning, goal setting, and reinvestment recommendation meetings within the following Neighborhood Cluster planning topic areas:

- Neighborhood Commercial Facilities;
- Housing;
- Transportation
- Job Centers
- Environment
- Youth Development, and;
- Special Issue Areas facing this community



To manage the collection of this information and democratically determine these priorities and recommendations, each neighborhood cluster had a board of 14 to 20 members who were elected at a city-wide meeting in February 1997.

Neighborhood Cluster board members represented residents, property and business owners, neighborhood and community-based institutions, educational interests, and other community stakeholders. The Cluster 8 Board categories included representatives from:

- |                |                    |
|----------------|--------------------|
| —Religious (1) | —Educational (2)   |
| —At-Large (5)  | —Institutional (1) |
| —Business (2)  | —Residents (5)     |

Each neighborhood cluster and its board were supported by central core staff housed at the City of Detroit Planning and Development Department and the Technical Assistance Team. The CRS Organizational Structure diagram is found in the Appendix. Technical Assistance was provided by United Way Community Services staff (see Acknowledgments).

Ultimate responsibility rests with the City of Detroit Planning and Development Department, which will be working with each neighborhood cluster to carry out the priorities and recommendations set forth in this report. A primary outcome of the City of Detroit Community Reinvestment Strategy is the determination of common land use, community economic development and policy recommendations from across the city that need to be improved to strengthen this foundation of Detroit's revitalization. Those city-wide recommendations, based on this and the other Neighborhood Cluster Community Reports, are outlined in the City-Wide Summary, to be available in February 1998.